



# City of Santa Barbara California

## PLANNING COMMISSION STAFF REPORT

**REPORT DATE:** October 27, 2011  
**AGENDA DATE:** November 3, 2011  
**PROJECT ADDRESS:** 404 William Moffett Place (MST2011-00270)  
 Atlantic Aviation T-Hangar Project – CONCEPT REVIEW  
**TO:** Planning Commission  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Senior Planner *DK*  
 Andrew Bermond, AICP, Project Planner

### I. PROJECT DESCRIPTION

The project consists of the installation of two 2,820 square foot prefabricated hangars on existing paved aircraft parking ramp at Atlantic Aviation's leasehold on Santa Barbara Airport property. The project would replace four aircraft tie-down spaces with two general aviation T-hangars (i.e., airplane hangars shaped like a capital "T"). These hangars would be owned by Atlantic Aviation and leased to airplane owners who want a secure, enclosed space for their airplane. The new hangars will replace two older T-hangars that were removed for construction of the new Airline Terminal.

This hearing is a concept review to allow the Planning Commission and the public an opportunity to review the proposed project design at a conceptual level and provide the applicant and Staff with feedback and direction regarding the proposed land use design. The Planning Commission could request project design changes. **No formal action on the development proposal will be taken at the concept review, nor will any determination be made regarding environmental review of the proposed project.**

### II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Coastal Development Permit (CDP2011-00008) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.45.009).



404 William Moffett Place – Vicinity Map

### III. SITE INFORMATION

#### A. SITE STATISTICS

<b>Applicant:</b>	Roger Rondepierre, Atlantic Aviation		
<b>Property Owner:</b>	City of Santa Barbara, Airport Department		
<b>Site Information</b>			
<b>Parcel Number:</b>	073-450-003	<b>Lot Area:</b>	845 acres (Lease parcel approximately 6 acres)
<b>General Plan:</b>	Major Public and Institutional	<b>Zoning:</b>	Airport Facilities and Coastal Overlay Zones (A-F, S-D-3)
<b>Existing Use:</b>	Aircraft ramp	<b>Topography:</b>	Level
<b>Adjacent Land Uses</b>			
<b>North</b> – Rental car parking, Airline Terminal		<b>East</b> – Aviation-related offices	
<b>South</b> – Airport apron		<b>West</b> – Runways and taxiways	

## **B. SITE SELECTION**

Atlantic Aviation is one of two fixed-base operators (FBOs) at the Santa Barbara Airport. The "Minimum Standard Requirements for Airport Aeronautical Services" adopted by City Council require that each FBO have a general aviation (GA) terminal, an aircraft maintenance operation, various aircraft storage options, a fueling operation, and a flight school. If an FBO fails to provide any of these services the Airport Department puts their lease in default, and may sever the agreement. The proposed project site would not impede or undermine any of these required activities. However other sites, such as adjacent to Atlantic Aviation's parking lot, may provide sufficient space for one or both of the proposed T-hangars.

The Santa Barbara Airport does not currently have available lease space on the airport apron. This is likely to change in a few years with the expiration of the FBO lease agreements and the preparation of a new Airport Master Plan beginning this month. The applicant has proposed port-a-port T-hangars so that they can be readily located to another site on or off Airport if necessary. While Atlantic Aviation could sub-lease land from other leaseholders on the north-side, this would not be economically feasible. Additionally, the necessary runway crossings would present undesirable safety and circulation issues. Staff believes that the proposed project would have to be located on the current Atlantic Aviation leasehold.

## **IV. ISSUES**

Staff recommends that the Planning Commission focus on the issue of aesthetics and site selection. Staff has identified ocean views from the Airline Terminal as significant because they could be partially blocked by the proposed project.

## **V. POLICY AND ZONING CONSISTENCY ANALYSIS**

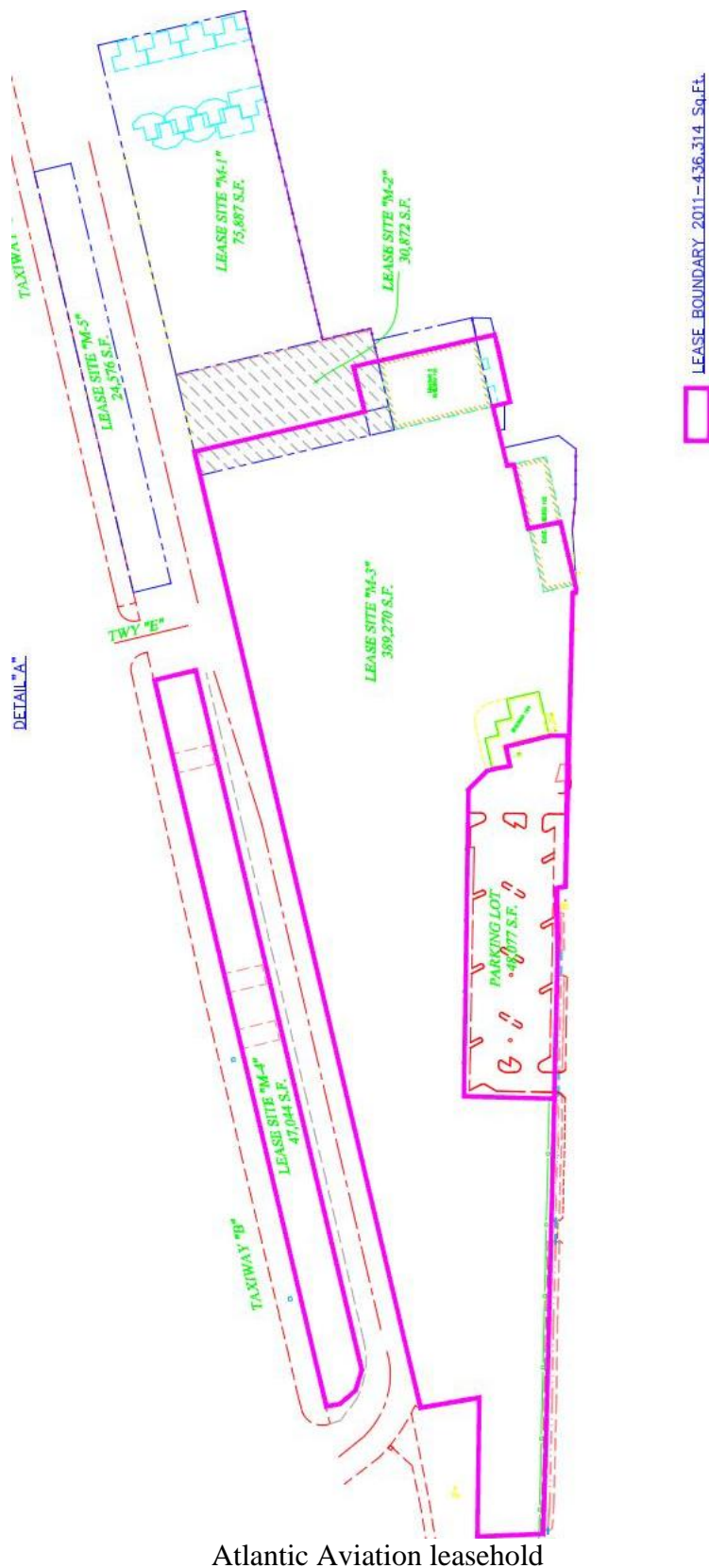
### **A. ZONING ORDINANCE CONSISTENCY**

The proposed project site is in the Airport Facilities (A-F) Zone as defined by Title 29 (Airport Zoning Ordinance) of the Santa Barbara Municipal Code.

#### **1. AIRPORT FACILITIES ZONE (A-F)**

Aircraft hangars are a permissible use in the A-F Zone (SBMC §29.15.030 B). The proposed T-hangars would not create any new automobile parking demand as their installation would displace existing four aircraft tie-down spaces.

Building heights are limited by Federal Aviation Regulations (FAR) Part 77, which describes at what height an object would pose a hazard to aviation. FAR Part 77 is incorporated into the Airport Zoning Ordinance by reference (SBMC §29.87.050 C). The proposed project site is beneath the Transition Slope for Runway 15R-33L. The proposed project's westernmost edge would be approximately 320 feet from the edge of Runway 15L-33R. The altitude of the Transition Slope at that location is approximately 45 feet above the runway surface. As the project site is at roughly the same elevation as the runway and the proposed project would rise to 20 feet, the project would be consistent with the A-F. The applicant would need to submit Form 7460-1 to the



Atlantic Aviation leasehold

Federal Aviation Administration (FAA) Western-Pacific Region and to provide the Building & Safety Division with their response prior to issuance of a Building Permit.

**B. LOCAL COASTAL PROGRAM (S-D-3)**

The Airport is located in Component 9 of the City's Local Coastal Plan (LCP). The project area is designated as a Major Public and Institutional use on the LCP land use map. The relevant coastal policies are contained in the Airport and Goleta Slough Coastal Plan and the California Coastal Act and are provided in Exhibit C.

**1. Visual Quality**

Policy E-1 of the Airport and Goleta Slough Coastal Plan encourages development consistent with the character and quality of Santa Barbara. The focus of Policy 9.1 in the LCP and of Section 30251 of the California Coastal Act is to protect existing ocean and scenic coastal views. Section 30251 of the Coastal Act further states that development should minimize alteration of natural forms and be visually compatible with the surrounding area. The proposed two T-hangars combined would be 80 feet long by 63 feet wide and have a maximum peak height of approximately 20 feet. Photographs of a similar T-hangar at another airport and of the project site are provided in Exhibit D.

The T-hangars would be visible from William Moffett Place. However, the hangars would be largely obstructed by foreground views of the new Airline Terminal, the short-term parking lot and landscaping for the Airline Terminal and the rental car "ready-return" parking lot.

The hangars would be in the foreground view from the south facing second floor window in the concourse of the new Airline Terminal. The T-hangars could disrupt existing views of the Pacific Ocean and Santa Cruz Island in the background (Exhibit E). The Ocean and Island would remain visible from the Terminal, but would be largely disrupted from the Gate 1 boarding bridge.

These views are semi-public, as they are only available to Terminal employees and ticketed passengers. Views from the Gate 1 boarding bridge are generally fleeting, as the airline operation requires passengers to keep moving when they are on the bridge. However these views were considered important to the "Santa Barbara Airport Experience" as defined by City Council and the Terminal Design Sub-Committee.

**2. Hazards**

The City LCP identifies elements of floodplain management that should be implemented to minimize exposure to hazards. Section 30253 of the Coastal Act states that new development shall minimize risks in all areas of high flood and geological hazards.

Atlantic Aviation's leasehold is within the 100-year flood zone as identified by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM). Condition B.1.b requires the applicant to demonstrate compliance with the requirements for flood hazard reduction and provide the Building & Safety Division with base-flood elevations prior to issuance of a Building Permit (SBMC §22.24.160).

### **3. Cultural Resources**

Section 30244 of the Coastal Act and Policy 1.0 of the Conservation Element of the General Plan provide for protection of archaeological, historic, and architectural resources. Airport Coastal Plan Policy F-3 states that new development shall protect and preserve archaeological or other culturally sensitive resources. The proposed project site is not known to contain any archeological resources. No culturally sensitive resources exist at or near the project site. In addition, the project would occur in an area previously disturbed during paving of the apron. Therefore, the project would be consistent with the protection of cultural resources.

### **4. Public Access**

Section 30210 of the Coastal Act requires that maximum access to coastal resources be provided for all people consistent with public safety needs. Public access to the Goleta Slough, a tidal estuary, is restricted by the Airport Operations Area (AOA) security fence. The proposed project site is within the AOA. The proposed project would not alter the perimeter of the AOA fence boundary or otherwise restrict access to coastal resources.

## **C. SANTA BARBARA COUNTY AIRPORT LAND USE PLAN (ALUP)**

The proposed project site is within Safety Area 3 – Airport Traffic Pattern Area as defined by the Santa Barbara County Airport Land Use Plan (ALUP). The Airport Safety Policy for Safety Area 3 defines incompatible land uses as any use which would result in large concentrations of people, such as schools, hospitals, apartment blocks, or shopping centers beneath downwind and base legs or departure paths. The ALUP states that for general purposes the threshold for review by the Airport Land Use Commission is 25 persons per acre or more than four units per acre for residential projects. The proposed project would involve the construction of three T-hangars outside of any approach or departure paths. The proposed project would not create habitable space or produce any change in population density. Therefore the proposed project is consistent with the Airport Safety Policy for Safety Area 3.

## **VI. DESIGN REVIEW**

The project was reviewed by the Architectural Board of Review (ABR) on September 6, 2011, September 19, 2011, and October 3, 2011. ABR continued the proposed project to Planning Commission with generally negative comments. The applicant proposed this location to minimize the number of tie-down spaces that would be eliminated. However, ABR is not comfortable with the proposed location given its proximity to the Terminal, with particular concern to the southerly view from the second floor and the glass boarding bridge at Gate 1. While ABR recognized that these T-hangars are portable and may be relocated after the end of Atlantic Aviation's lease in 2013, ABR does not issue temporary approvals. Therefore ABR would like Planning Commission to decide on the appropriateness of the proposed location before engaging in further design review.

Other comments included the addition of windows and palm trees on the north side to break up the visual impact from the Terminal. The applicant reduced the size of the project from three

T-hangars to two in order to reduce the visual impact based on ABR comments. ABR meeting minutes and hyperlinks to online videos of the meetings are provided in Exhibit F.

## **VII. CONCLUSION**

Staff is seeking comments from the Planning Commission on the supportability of the project with respect to aesthetics, views, and site selection.

### Exhibits:

- A. Applicant letter dated August 10, 2011
- B. Site Plan
- C. Applicable coastal policies
- D. Photographs of similar T-hangar and project site
- E. Photograph of site from second floor window of the Airline Terminal
- F. ABR Minutes and videos for September 6, September 19, and October 3, 2011





# City of Santa Barbara

## Santa Barbara Airport

[www.flysba.com](http://www.flysba.com)

July 22, 2010

Administration  
805 967 7111

Marketing  
805 692 6004

Engineering  
805 692 6018

Maintenance  
805 692 6060

Operations/Noise  
805 692 6005

Patrol  
805 681 4803

Planning  
805 692 6023

Property Mgmt.  
805 692 6022

Visitors' Center  
805 964 7622

Fax  
805.964.1380

601 Firestone Rd.  
Santa Barbara, CA  
93117

Roger Rondepierre  
Atlantic Aviation Services  
404 Moffett Place  
Santa Barbara, CA 93117

RE: Construction of Hangars

Dear Mr. Rondepierre:

Per our conversation of July 14, 2010, the Airport will allow Atlantic Aviation to construct three new Executive "T-Hangars" next to Hangar 5. However, these hangars must be financed, owned and operated by Atlantic Aviation, not individual pilots or corporations subleasing from Atlantic.

Permits will need to be obtained from the City of Santa Barbara Building Department prior to the start of construction. The Master Application and plans will need to be approved by the Airport Director before their submission to the Building Department. At the end of your lease on July 31, 2013, the T-Hangars will need to be removed and the ramp restored to its original condition.

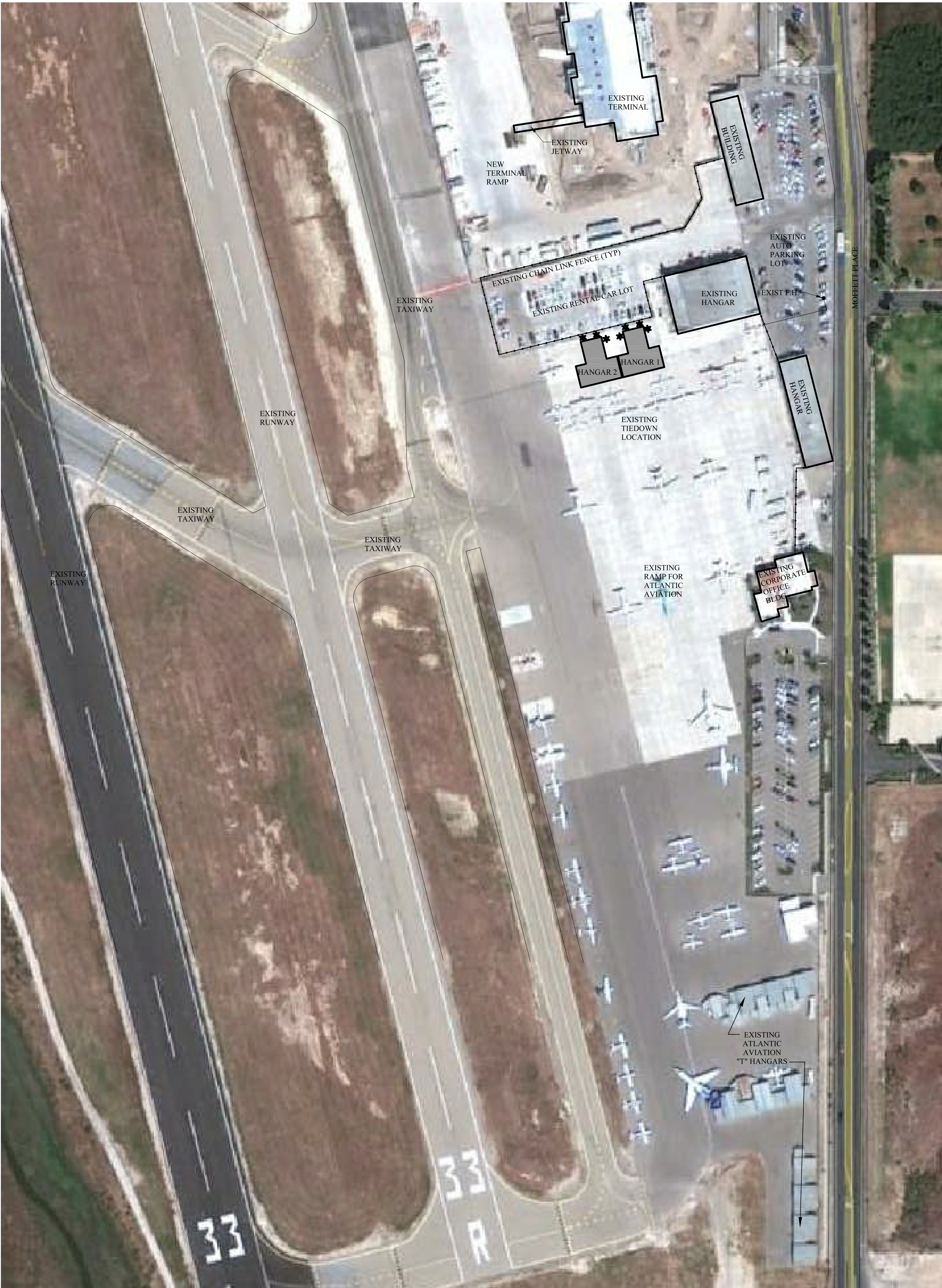
The Airport is aware of the constraints Atlantic is operating under, and of the demand for additional community hangar space. However, it is the Airport's intention to provide for the construction of additional hangars in an orderly fashion that produces the optimum use of the ramp space available.

To that end, the Airport is in the process of developing a new Master Plan including an Aviation Facilities component. In order to provide the flexibility required to reconfigure the general aviation facilities, no new long term leases for the construction of additional large community hangars will be entertained until after the new Master Plan has been adopted.

Sincerely,

Hazel Johns  
Assistant Airport Director





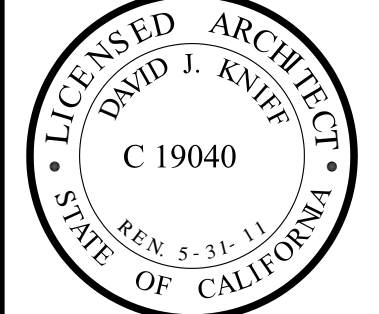
NOTE:  
SEE ENLARGED SITE PLAN  
(A1.1) FOR MORE INFO

**SITE PLAN**  
SCALE: 1" = 80'-0"  
NORTH



P.O. BOX 1558  
Ramona, CA 92065  
(760) 788-9396  
(760)440-0871 fax  
keaarch@cox.net

PLANS ARE PREPARED UNDER  
MY DIRECT SUPERVISION



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**PROJECT:**  
**PORT-A-PORT AIRCRAFT HANGAR for ATLANTIC AVIATION**  
**SANTA BARBARA AIRPORT**  
**SANTA BARBARA, CA**

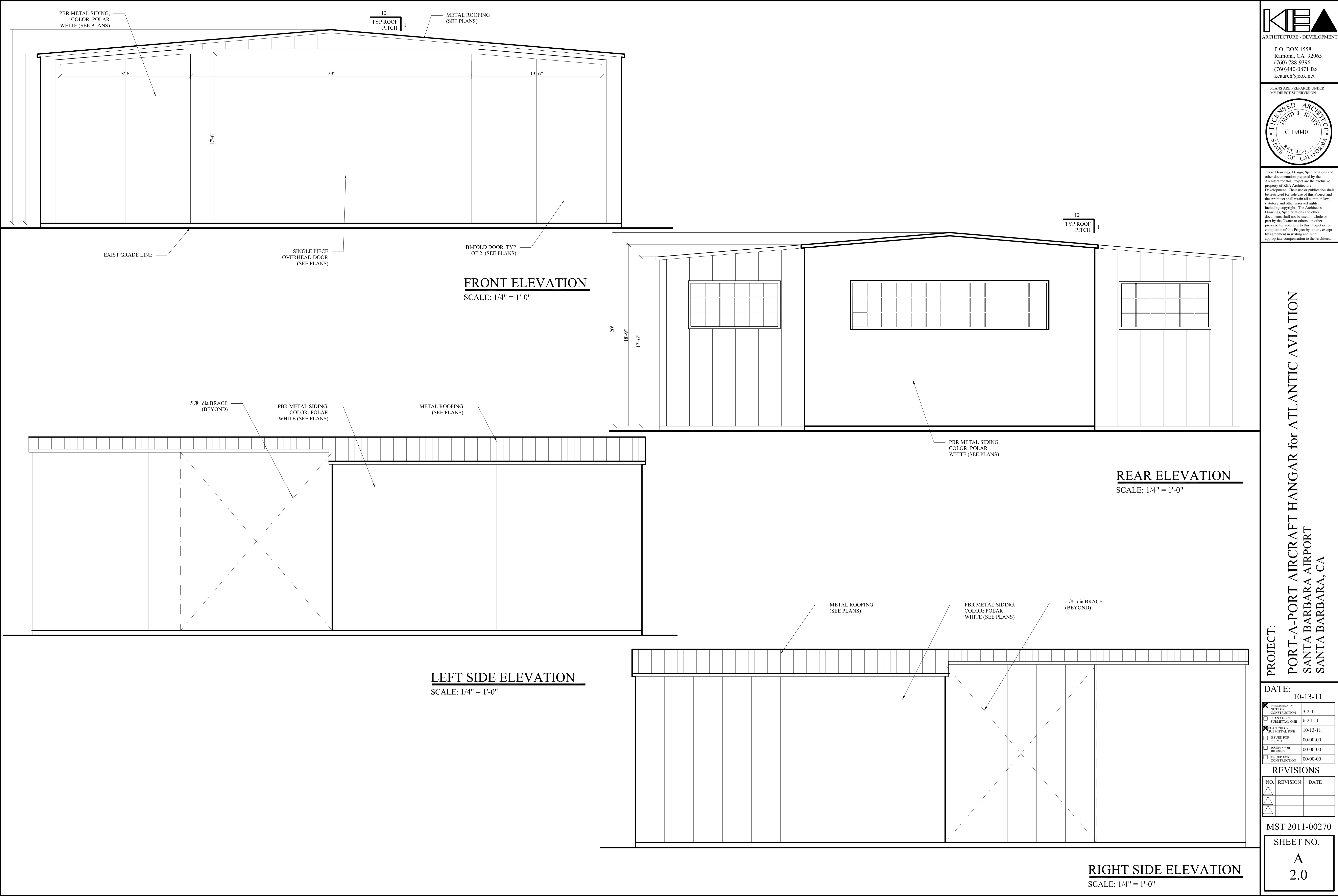
**DATE:**  
10-13-11

<input checked="" type="checkbox"/> PRELIMINARY NOT FOR CONSTRUCTION	3-2-11
<input type="checkbox"/> PLAN CHECK SUBMITTAL ONE	6-23-11
<input checked="" type="checkbox"/> PLAN CHECK SUBMITTAL FIVE	10-13-11
<input type="checkbox"/> ISSUED FOR PERMIT	00-00-00
<input type="checkbox"/> ISSUED FOR BIDDING	00-00-00
<input type="checkbox"/> ISSUED FOR CONSTRUCTION	00-00-00

REVISIONS		
NO.	REVISION	DATE
1		
2		
3		

MST 2011-00270

**SHEET NO.**  
**A**  
**1.0**



P.O. BOX 1558  
Ramona, CA 92065  
(760) 788-9396  
(760)440-0871 fax  
kearch@cox.net

PLANS ARE PREPARED UNDER  
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## RELEVANT POLICIES

### Environmental Review

#### *California Environmental Quality Act of 1970*

#### CEQA Guidelines Section 15303(c) New Construction or Conversion of Small Structures

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include, but are not limited to:

...

(c) A store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

### Hazards

#### *California Coastal Act*

#### Section 30253:

“New development shall: (1) Minimize risks to life and property in areas of high geologic, flood and fire hazard; (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs...”

### Cultural Resources

#### *California Coastal Act*

#### Section 30244:

“Where development would adversely impact archaeological or paleontologic resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.”

#### *General Plan - Conservation Element*

#### Policy 1.0:

“Activities and development which could damage or destroy archaeological, historic or architectural resources are to be avoided.”

## **EXHIBIT C**

### *City Local Coastal Program*

#### Policy F-3:

New development shall protect and preserve archaeological or other culturally sensitive resources from destruction, and shall minimize and, where feasible, avoid impacts to such resources. "Archaeological or other culturally sensitive resources" include human remains, and archaeological, paleontological, or historic resources.

- Coastal Development Permits for new development within or adjacent to archaeologically or other culturally sensitive resources shall be conditioned upon the implementation of appropriate mitigation measures to minimize and, where feasible, avoid impacts to such resources.
- New development on or adjacent to sites with archaeologically or other culturally sensitive resources shall include on-site monitoring by a qualified archaeologist/s and appropriate Native American consultant/s of all grading, excavation, and site preparation that involve earth-moving operations.

### Visual Resources

#### *California Coastal Act*

#### Section 30251:

"The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local governments shall be subordinate to the character of the setting."

### *City Local Coastal Program*

#### Policy 9.1:

The existing views to, from, and along the ocean and scenic coastal areas shall be protected, preserved, and enhanced. This may be accomplished by one or more of the following:

- (1) Acquisition of land for parks and open space;
- (2) Requiring view easements or corridors in new development;
- (3) Specific development restrictions such as additional height limits, building orientation, and setback requirements for new development; or
- (4) Developing a system to evaluate view impairment of new development in the review process.

## *Local Coastal Plan - Airport and Goleta Slough*

### Policy E-1:

“Airport facility development shall reflect a high standard of development consistent with the character and quality of Santa Barbara.”

### Public Access

#### *California Coastal Act*

#### Section 30210:

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

### Zoning Ordinance:

#### *Coastal Development Permit*

##### *28.44.150 Findings.*

In order to approve a coastal development permit, all of the following findings shall be made:

- A. The project is consistent with the policies of the California Coastal Act; and
- B. The project is consistent with all applicable policies of the City's Local Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Code. (Ord. 5417, 2007.)

##### *29.15.001 Airport Facilities Zone.*

The following regulations shall apply in the Airport Facilities Zone (A-F) unless otherwise provided in this ordinance. (Ord. 3690, 1974.)

##### *29.15.005 Legislative Intent.*

It is the intent of this zone classification to establish an area in the immediate vicinity of the flight facilities at the Airport for aircraft and airport related uses and activities and to exclude from this area activities that do not use the flight facilities as an integral and necessary part of their function. (Ord. 3690, 1974.)

##### *29.15.030 Uses Permitted.*

The following uses are expressly permitted in the A-F Zone:

- A. Aircraft chartering and leasing.
- B. Aircraft parking, tie-down and aircraft hangars and shelters.
- C. Aircraft rescue and firefighting station.
- D. Aircraft sales, manufacture, service and related administrative offices.
- E. Air freight terminal.
- F. Auto rentals.
- G. Aviation equipment and accessories sales and/or repair.
- H. Aviation storage.
- I. Executive/General aviation terminal facilities with related offices and food service uses.
- J. Federal Aviation Administration flight service facilities.



- K. Fixed base operations.
- L. Flying schools.
- M. Fly-in offices.
- N. Fueling facilities.
- O. Museums and other cultural displays relating to aviation.
- P. Passenger terminals with accessory uses such as restaurants and gift shops.
- Q. Private parking lot, subject to the issuance of a Conditional Use Permit under Chapter 29.92 of this Title.
- R. Public parking facilities.
- S. Other aviation-related uses determined to be appropriate by the Planning Commission.
- T. Non-aviation related uses consistent with the applicable regulations of the Federal Aviation Administration and determined to not be in conflict with the use of the adjacent Airport buildings as may be determined by the Community Development Director and the Airport Director. (Ord. 5025, 1997; Ord. 3965, 1978; Ord. 3690, 1974.)



Existing T-hangar of similar type

**EXHIBIT D**





Project Site looking west toward airfield



Project site looking east toward Hangar 5 and William Moffett Place



View of site from south elevation second floor window of new Airline Terminal

**EXHIBIT E**

Architectural Board of Review meeting videos and minutes are available at:  
[http://www.santabarbaraca.gov/Government/Boards\\_and\\_Commissions\\_A-  
C/Architectural\\_Board\\_of\\_Review/Videos.htm](http://www.santabarbaraca.gov/Government/Boards_and_Commissions_A-C/Architectural_Board_of_Review/Videos.htm)



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW

#### MINUTES

**Note: Tuesday meeting due to holiday schedule**

**Tuesday, September 6, 2011      630 Garden Street: David Gebhard Public Meeting Room      3:00 P.M.**

**BOARD MEMBERS:** CHRISTOPHER MANSON-HING, Chair  
DAWN SHERRY, Vice-Chair  
CHRISTOPHER GILLILAND  
GARY MOSEL  
KEITH RIVERA  
PAUL ZINK

**CITY COUNCIL LIAISON:** DALE FRANCISCO

**PLANNING COMMISSION LIAISON:** BRUCE BARTLETT

**STAFF:** JAIME LIMÓN, Design Review Supervisor  
TONY BOUGHMAN, Planning Technician  
GLORIA SHAFER, Commission Secretary

**Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)**

*An archived video copy of this regular meeting of the Single Family Design Board is viewable on computers with high-speed internet access on the City website at [www.santabarbaraca.gov/sfdb](http://www.santabarbaraca.gov/sfdb) and then clicking on the Meeting Video tab.*

#### GENERAL BUSINESS:

The Full Board meeting was called to order at 2:58 p.m. by Chair Manson-Hing.

Members present: Aurell, Gilliland, Manson-Hing, Mosel, Rivera, Sherry (left at 5:30), Zink (left at 5:30).

Members absent: None

Staff present: Boughman, Shafer

A. Public Comment: No public comment.

B. Approval of the minutes of the Architectural Board of Review.

Motion: To approval of the minutes of the Architectural Board of Review meeting of August 22, 2011, as submitted.

Action: Zink/Sherry, 6/0/0. Motion carried.

C. Consent Calendar.

Consent Calendar for August 29 was cancelled.

Motion: To ratify the Consent Calendar of September 6, 2011. The Consent Calendar was reviewed by Keith Rivera with landscaping reviewed by Chris Gilliland.

Action: Rivera/Sherry 6/0/0. Motion carried.

- 6) Provide a roof plan indicating mechanical equipment locations and provide section drawings verifying shielding of equipment.
- 7) Verify location of the existing sycamore trees and coordinate with new landscaping.

Action: Rivera/Zink, 6/0/0. Motion carried.

### **CONCEPT REVIEW – NEW ITEM**

#### **2. 404 WILLIAM MOFFETT PL**

**A-F/SD-3 Zone**

**(3:40)**

Assessor's Parcel Number: 073-450-003  
Application Number: MST2011-00270  
Owner: City of Santa Barbara  
Applicant: Atlantic Aviation  
Agent: Kim Lilly Construction

(Proposal to install three portable aircraft "T-hangar" metal buildings of 2,820 square feet each for a total of 8,460 square feet. The hangars will be located on the existing aircraft ramp. Planning Commission review of a Coastal Development Permit is requested.)

**(Comments only; project requires environmental assessment and Planning Commission review of a Coastal Development Permit.)**

Actual time: 3:36

Present: Kim Lilly, Agent; John Love, Pacific Manufacturing.

Public comment was opened at 3:40 p.m. As no one wished to speak, public comment was closed.

Lori Owens, Project Planner, Santa Barbara Airport, explained the reason for removal of previous 5 hangars, proposed temporary portable hangars, and provided information on hangar lease agreements.

Motion: Continued indefinitely back to the Full Board with the following comments:

- 1) Provide context photos of adjacent buildings.
- 2) Indicate heights of the adjacent buildings.
- 3) Provide site plan alternatives for the hangars.
- 4) Provide an accurate site plan of all proposed and existing structures.

Action: Rivera/Sherry, 6/0/0. Motion carried.

### **CONCEPT REVIEW - NEW ITEM**

#### **3. 131 ANACAPA ST**

**OC/SD-3 Zone**

**(4:10)**

Assessor's Parcel Number: 033-082-010  
Application Number: MST2011-00339  
Owner: GVC Seafoods, LLC  
Owner: 131-137 Anacapa LLC  
Architect: AB Design Studios

(Proposal to remodel three non-residential buildings totaling 15,978 square feet on a 30,300 square foot lot. The project includes extensive window and door changes, awnings, outdoor seating areas, metal fences and gates, trellis, planters, resurfacing parking lot with permeable pavers, bicycle parking, pedestrian walkways and accessibility.)

**(Action may be taken if sufficient information is provided.)**



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW

### MINUTES

**Monday, September 19, 2011      630 Garden Street: David Gebhard Public Meeting Room      3:00 P.M.**

**BOARD MEMBERS:** CHRISTOPHER MANSON-HING, Chair  
DAWN SHERRY, Vice-Chair  
CHRISTOPHER GILLILAND  
GARY MOSEL  
KEITH RIVERA  
PAUL ZINK

**CITY COUNCIL LIAISON:** DALE FRANCISCO  
**PLANNING COMMISSION LIAISON:** BRUCE BARTLETT

**STAFF:** JAIME LIMÓN, Design Review Supervisor  
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**Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)**

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#### **GENERAL BUSINESS:**

The Full Board meeting was called to order at 3:06 p.m. by Chair Manson-Hing.

Members present: Gilliland, Manson-Hing, Mosel (arrived at 3:09), Rivera, Zink (left at 5:17)

Members absent: Sherry

Staff present: Boughman, Shafer

A. Public Comment: No public comment.

B. Approval of the minutes.

Motion: Approval of the minutes of the Architectural Board of Review meeting of Tuesday, September 6, as amended.

Action: Rivera/Zink, 4/0/0. Motion carried. (Mosel and Sherry absent)

C. Consent Calendar.

A Consent Calendar was not held on September 6, 2011.

Motion: Ratify the Consent Calendar of September 19, 2011. The Consent Calendar was reviewed by Keith Rivera.

Action: Zink/Rivera, 4/0/0. Motion carried. (Mosel and Sherry absent)



**CONCEPT REVIEW - CONTINUED ITEM****2. 404 WILLIAM MOFFETT PL****A-F/SD-3 Zone****(3:40)**

Assessor's Parcel Number: 073-450-003  
Application Number: MST2011-00270  
Owner: City of Santa Barbara  
Applicant: Atlantic Aviation  
Agent: Kim Lilly Construction

(Proposal to install three portable aircraft "T-hangar" metal buildings of 2,820 square feet each for a total of 8,460 square feet. The hangars will be located on the existing aircraft ramp. Planning Commission review of a Coastal Development Permit is requested.)

**(Second concept review. Comments only; project requires environmental assessment and Planning Commission review of a Coastal Development Permit. Project last reviewed on September 6, 2011.)**

Actual time: 3:40

Present: Kim Lilly, Agent; John Love, Pacific Manufacturing; Roger Pierre, Atlantic Aviation.

Andrew Bermond, Project Planner, Santa Barbara Airport, expressed concern regarding the use of plants with the potential to interfere with runway safety and suggested a condition limiting plants to those that do not shed excessively.

Public comment was opened at 3:49 p.m. As no one wished to speak, public comment was closed.

Motion: Continued two weeks to the Full Board with the comment to make the north elevation of the hangars more appealing as viewed from the airline terminal and jet ways. Include the use of landscaping and fenestration to the maximum extent allowed by the FAA.

Action: Zink/Gilliland, 5/0/0. Motion carried. (Sherry absent)

**PROJECT DESIGN REVIEW****3. 131 ANACAPA ST****OC/SD-3 Zone****(4:10)**

Assessor's Parcel Number: 033-082-010  
Application Number: MST2011-00339  
Owner: GVC Seafoods, LLC  
Owner: 131-137 Anacapa LLC  
Architect: AB Design Studios

(Proposal to remodel three non-residential buildings totaling 15,978 square feet on a 30,300 square foot lot. The project includes extensive window and door changes, awnings, outdoor seating areas, metal fences and gates, trellis, planters, resurfacing parking lot with permeable pavers, bicycle parking, pedestrian walkways and accessibility.)

**(Second review. Project last reviewed on September 6, 2011.)**

Actual time: 4:26

Present: Josh Blummer, and Anthon Ellis, AB Design Studios; Chris Gilliland, Landscape Architect.

Public comment was opened at 4:55 p.m. As no one wished to speak, public comment was closed.

Motion: Project Design Approval of the architecture and continued to Consent Calendar with the following comments:

1) Study enlarging the width of roof terrace perimeter planter to be at least 36 inches wide.



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW

#### MINUTES

**Monday, October 3, 2011**      **630 Garden Street: David Gebhard Public Meeting Room**      **3:00 P.M.**

**BOARD MEMBERS:**      CHRISTOPHER MANSON-HING, Chair  
DAWN SHERRY, Vice-Chair  
CHRISTOPHER GILLILAND  
GARY MOSEL  
KEITH RIVERA  
PAUL ZINK

**CITY COUNCIL LIAISON:**      DALE FRANCISCO

**PLANNING COMMISSION LIAISON:**      BRUCE BARTLETT

**STAFF:**      JAIME LIMÓN, Design Review Supervisor  
TONY BOUGHMAN, Planning Technician  
GLORIA SHAFER, Commission Secretary

**Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)**

#### GENERAL BUSINESS:

The Full Board meeting was called to order at 3:06 p.m. by Chair Manson-Hing.

Members present:      Gilliland, Manson-Hing, Mosel (arrived at 3:44), Rivera, Sherry, Zink

Members absent:      None

Staff present:      Boughman, Shafer

A.      Public Comment: No public comment.

B.      Approval of the minutes of the Architectural Board of Review meeting of September 19, 2011.

Motion:      Approval of the minutes of the Architectural Board of Review meeting of September 19, as submitted/amended.

Action:      Rivera/Zink, 4/0/1. Motion carried. (Sherry abstained, Mosel absent)

C.      Consent Calendar of September 26, and October 3, 2011.

Motion:      Ratify the Consent Calendar of September 26, 2011. The Consent Calendar was reviewed by Paul Zink.

Action:      Zink/Gilliland, 5/0/0. Motion carried. (Mosel absent)

Motion:      Ratify the Consent Calendar of October 3, 2011. The Consent Calendar was reviewed by Paul Zink and Chris Gilliland.

Action:      Gilliland/Rivera, 5/0/0. Motion carried. (Mosel absent)

D.      Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

1) Mr. Boughman announced that the annual recruitment for ABR members is open. Two vacancies exist on the ABR; application deadline is Monday, October 17, at 5:30 p.m.

2) Mr. Boughman announced that Mr. Mosel will arrive at approximately 4:00 p.m.

3) Mr. Gilliland announced that he will step down from item #3, 602 E. Sola Street.

E. Subcommittee Reports. No reports.

### **CONCEPT REVIEW - CONTINUED ITEM**

#### **1. 404 WILLIAM MOFFETT PL**

**A-F/SD-3 Zone**

**(3:10)**

Assessor's Parcel Number: 073-450-003  
Application Number: MST2011-00270  
Owner: City of Santa Barbara  
Applicant: Atlantic Aviation  
Agent: Kim Lilly Construction

(Project is revised to install two, rather than three, portable aircraft "T-hangar" metal buildings of 2,820 square feet each for a total of 5,640 square feet. The hangars will be located on the existing aircraft ramp. Planning Commission review of a Coastal Development Permit is requested.)

**(Comments only; project requires environmental assessment and Planning Commission review. Project last reviewed on September 19, 2011.)**

Actual time: 3:11

Present: Kim Lilly, Contractor; Roger Rondepierre, General Manager, Atlantic Aviation; Jon Love, Pacific Manufacturing.

Andrew Bermond, Project Planner, Santa Barbara Airport, was available to respond to questions from the Board.

Public comment was opened at 3:18 p.m. As no one wished to speak, public comment was closed.

Motion: Continued two weeks to the Full Board with the following comments:

- 1) The Board is not comfortable with the location of the hangars, but understands there may be no other options for placement at this time. Continue to look for other locations.
- 2) If the buildings must be in the proposed location, return to the Full Board with scaled elevations of all buildings. Place the buildings as closely as possible to minimize the combined mass. Provide as much glazing as possible in the envelope to minimize the visual mass of the buildings.

Action: Gilliland, 0/0/0. Motion failed for lack of a second.

Substitute

Motion: Continued to the Planning Commission with the following comments

- 1) The Board is not comfortable with the location of the proposed hangars, but understands there may be no other location options at this time. Continue to look for other locations.
- 2) If the hangars must be in the proposed location, provide full scaled elevations of all buildings. Place the buildings as close together as possible to minimize the combined mass. Provide as much glazing as possible to minimize the visual mass of the buildings.
- 3) Provide tree and planter specifications.
- 4) Provide panoramic photographic documentation that includes views toward the ocean.

Action: Zink/Rivera, 4/0/2. Motion carried. (Sherry and Mosel abstained.)